



## EARLY DESIGN GUIDANCE OF THE NORTHEAST DESIGN REVIEW BOARD

---

Project Number: 3018230

Address: 3860 Bridge Way North

Applicant: Kevin O'Leary, KO Architecture

Date of Meeting: Monday, April 13, 2015

Board Members Present: Ivana Begley (Chair)  
Jerry Coburn (Substitute)  
Jill Kurfurst (Substitute)  
Julia Levitt

Board Members Absent: Eric Blank  
Christina Pizana  
Martine Zettle

DPD Staff Present: Tami Garrett, Senior Land Use Planner

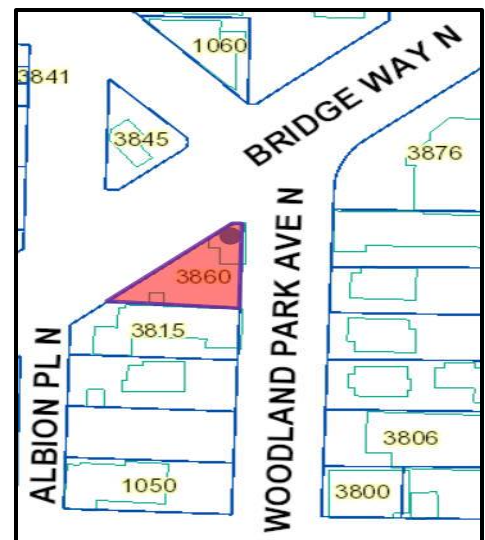
---

### SITE & VICINITY

Site Zone: Commercial 1 (C1-40))

Nearby Zones: (North) Neighborhood Commercial 2 (NC2-40)  
(South) C1-40  
(East) C1-40  
(West) Lowrise 3 (LR3)

Lot Area: 4,784 square feet (sq. ft.)



**Current Development:**

The triangular-shaped site contains a one-story commercial office building, billboard sign and a paved surface parking area.

**Surrounding Development and Neighborhood Character:**

Surrounding development includes a mix of low and mid-rise apartments, mixed-use (commercial/residential) developments, and a variety of commercial (retail, office, and restaurant) businesses. Immediately to the west, across the street from the subject site, are apartments and a restaurant. The property across the street, north of the project site is a restaurant. An office building and a mixed-use building currently being constructed (8301 Stone Way North) is across the street, east of the project site. A four-story commercial/residential building with parking garage access adjacent to the southernmost shared property line is south of the subject site.

This corner site is located within the Fremont Hub Urban Village and sited on the northern edge of the C1-40 zone. The project site is situated on the south side of Bridge Way North and the west side of Woodland Park Avenue. The general character of this block as it continues south along Woodland Park Avenue North is more commercial at street-level with some residential at upper levels. The character on this same block heading west along Bridge Way North has a more residential character.

The neighborhood is evolving. Area amenities north of the site include Woodland Park and Zoo; and Green Lake Park. The Aurora Avenue North arterial (SR 99) is located four blocks west of the subject property.

**Access:**

Vehicular access to the project site is possible from both Woodland Park Avenue North and Bridge Way North.

**Environmentally Critical Areas:**

The site's topography is characterized as the elevation from street frontage along Bridge Way North sloping downward to the east, then leveling out resulting in an elevation change of approximately 9'. There are no Environmentally Critical Areas (ECAs) mapped on the site.

**PROJECT DESCRIPTION**

The proposed project is for the design and construction of a mixed-use commercial/residential building with approximately 18 residential units above five ground-related live-work units. No vehicular parking is planned to be included with the proposal.

## EARLY DESIGN GUIDANCE April 13, 2015

The packet includes materials presented at the meeting, and is available online by entering the project number (3018230) at this website:

[http://www.seattle.gov/dpd/Planning/Design\\_Review\\_Program/Project\\_Reviews/Reports/default.asp](http://www.seattle.gov/dpd/Planning/Design_Review_Program/Project_Reviews/Reports/default.asp).

The packet is also available to view in the file, by contacting the Public Resource Center at DPD:

**Mailing Public Resource Center**

**Address:** 700 Fifth Ave., Suite 2000

P.O. Box 34019

Seattle, WA 98124-4019

**Email:** [PRC@seattle.gov](mailto:PRC@seattle.gov)

### DESIGN DEVELOPMENT

Three alternative design schemes were presented to the Board. Additionally, the architect's presentation included information (design guideline responses) that was not included in the EDG design packets initially provided to the Board. The project team's design goals were to construct a commercial/residential development that would maximize the triangular-shaped lot configuration; respectfully acknowledge the mixed-use development to the south; design all street-facing building facades to appropriately respond to the strong vehicular-oriented street edge along Bridge Way North and a calmer pedestrian street edge along Woodland Park Avenue North. All three options included a five-story structure with 18 residential units and upper-level outdoor residential amenity spaces above five ground-related live-work units/residential lobby/service and bicycle storage areas.

The first scheme (Option 1) was a "v-shaped" massing option that was identified as a code compliant design. This option included more ground-level landscaped spaces at the building's corners.

The second scheme (Option 2) illustrated four rectangular modules stacked in a stepping downward fashion above a triangular-shaped one-story base. In this scheme, the rectangular bars extended beyond the base and no ground-level landscape space was provided. Code departures from street-level commercial depth standards and commercial floor to floor heights requirements would be necessary for this design.

The third and "applicant preferred" scheme (Option 3) was a massing option similar to the second scheme with the exception that this scheme illustrated the vertical modulation extending to the base along the Woodland Park Avenue North street edge. This scheme would also necessitate code departures from street-level commercial depth standards and commercial floor to floor height requirements.

## PUBLIC COMMENT

Members of the public attended this Early Design Guidance Review meeting. The following comments, issues and concerns were raised:

- Concerned that the building façade facing Bridge Way North appeared too massive.
- Voiced support of the design concept and commented that the design is very interesting.
- Appreciated that the presented design schemes pushed the upper building mass away from the mixed-use development to the south.

## PRIORITIES & BOARD RECOMMENDATIONS

After visiting the site, considering the analysis of the site and context provided by the proponents, and hearing public comment, the Design Review Board members provided the following siting and design guidance. The Board identified the Citywide Design Guidelines (as applicable) of highest priority for this project.

### EARLY DESIGN GUIDANCE April 13, 2015

- 1. Design Concept and Massing:** The design and siting pattern of the new commercial/residential development should respond to specific site conditions, be oriented to the corner, contribute to the evolving architectural character of neighboring mixed-use developments, and respect adjacent properties.
  - a. The Board voiced strong support for the preferred design scheme Option 3 and proposed that design scheme Option 3 move forward to Master Use Permit (MUP) submittal with the following guidance:
    - i. The Board appreciated how the proposed massing set back from the south property line respectfully responded to the neighboring mixed-use property to the south. The Board encouraged the inclusion of fenestration to the structure's upper-level south facades in order to provide natural light to those residential units facing south. At the Recommendation meeting, the Board expects to review an elevation view that demonstrates the fenestration design. (CS1.B, CS2.D.5, DC2.A, DC2.C.3)
    - ii. The Board loved the design concept, "Harmony of Opposites", which was described by the applicant as *"the strong chemistry between the dark, bold, strong, street edge of Bridge Way to the bright, light, softened street edge of Woodland Park that captures and moves the viewers' eye down the street welcoming them into the neighborhood."* Overall, the Board felt that the presented design was in keeping with that theme. However, the Board did have some concern with the characterization of Bridge Way North and detailed discussion concerning this topic is found in item #2.
    - iii. The Board acknowledged that this corner site has possible attributes of being a gateway site which led to a focused discussion concerning the west corner point massing. The Board noted that the west corner massing appeared unresolved and commented that it needs further study as it moves forward in development. (CS2.B, CS2.C.1)

- b. The Board was very supportive of the materiality and colors that were presented at the EDG meeting. At the Recommendation meeting, the Board expects to review a physical colors and materials board that incorporates usage of durable materials and colors that are applied in a purposeful and attractive manner. (DC2.B, DC4.A)
- c. Conceptual residential and commercial lighting and signage designs proposed for the building's street facing and surrounding façades should be presented at the Recommendation meeting. (DC4.B, DC4.C)
- d. The Board complimented the applicant for presenting an interesting design concept.

**2. Bridge Way North Frontage & Streetscape:** The building design should incorporate features that encourage human interaction and activity at the street-level with clear connections to building entries and edges that enhance the development and reinforce the spatial characteristics of Bridge Way North.

- a. At the EDG meeting, the applicant explained that the building façade abutting Bridge Way North was designed to be perceived by motorists traveling along this frequently traveled connection between Aurora Avenue North and Stone Way North. The Board stated that there is also an existing pedestrian presence along Bridge Way North that should also be acknowledged in the proposal design. Therefore, at the Recommendation meeting, the Board expects to review a design that includes more transparency applied to the upper floors in order to minimize the expansive amount of blank wall on the upper levels. (DC2.B)
- b. The Board recognized that the configuration of the “live” and “work” of the live-work units adds to the viability of the development. Once the Board understood the arrangement of the proposed live-work units, the Board commented that the west corner live-work unit abutting Bridge Way North maybe more successful as a singular commercial use and encouraged the applicant to explore a commercial use for this space. The Board requested that feedback regarding this concern, as well as, detailed floor layout plans for all of the proposed live-work units, in addition to the residential units be presented at the Recommendation meeting. (PL3.B)
- c. At the Recommendation meeting, the Board expects to review an ensemble of elements (doors, canopies, hardscape, landscaping, glazing, etc.) that encourage interest at the street-level and clarify building entries/edges. (PL3.A, DC2.C, DC4.D)

**3. Woodland Park Avenue North & Streetscape:** The building design should incorporate features that encourage human interaction and activity at the street-level with clear connections to building entries and edges that enhance the development and reinforce the spatial characteristics of Woodland Park Avenue North.

- a. The Board was impressed with the building and streetscape design presented along Woodland Park Avenue North and appreciated the direction in which the design is headed. At the Recommendation meeting, the Board expects to review an ensemble of elements (doors, waste storage entrance/staging, balconies, structural overhangs, hardscape, landscaping, screening, glazing, etc.) that encourage interest at the street-level and clarify building entries/edges. (PL3.A, DC1.C.4, DC2.C, DC4.D)

#### 4. Residential Open Spaces:

- a. At the Recommendation meeting, the Board stated that they expect to see elements (outdoor furniture, landscaping, lighting, etc.) included in the landscape design that activate the proposed residential upper-level exterior open space and are oriented to provide potential east-facing downtown/Mount Rainier views for the residential tenants. The Board cautioned against the placement of landscaping/planters along the perimeter of the rooftop deck that could potential obstruct views, cause structural concerns and undermine the clarity of the step-down parapet design. (DC2.C, DC3.B.4, DC4.D)

### DESIGN REVIEW GUIDELINES

The priority Citywide guidelines identified by the Board as Priority Guidelines are summarized below, while all guidelines remain applicable. For the full text please visit the [Design Review website](#).

#### CONTEXT & SITE

**CS1 Natural Systems and Site Features: Use natural systems/features of the site and its surroundings as a starting point for project design.**

##### **CS1-B Sunlight and Natural Ventilation**

**CS1-B-1. Sun and Wind:** Take advantage of solar exposure and natural ventilation. Use local wind patterns and solar gain to reduce the need for mechanical ventilation and heating where possible.

**CS1-B-2. Daylight and Shading:** Maximize daylight for interior and exterior spaces and minimize shading on adjacent sites through the placement and/or design of structures on site.

**CS1-B-3. Managing Solar Gain:** Manage direct sunlight falling on south and west facing facades through shading devices and existing or newly planted trees.

##### **CS1-C Topography**

**CS1-C-1. Land Form:** Use natural topography and desirable landforms to inform project design.

**CS1-C-2. Elevation Changes:** Use the existing site topography when locating structures and open spaces on the site.

**CS2 Urban Pattern and Form: Strengthen the most desirable forms, characteristics, and patterns of the streets, block faces, and open spaces in the surrounding area.**

##### **CS2-B Adjacent Sites, Streets, and Open Spaces**

**CS2-B-1. Site Characteristics:** Allow characteristics of sites to inform the design, especially where the street grid and topography create unusually shaped lots that can add distinction to the building massing.

**CS2-B-2. Connection to the Street:** Identify opportunities for the project to make a strong connection to the street and public realm.

## **CS2-C Relationship to the Block**

**CS2-C-1. Corner Sites:** Corner sites can serve as gateways or focal points; both require careful detailing at the first three floors due to their high visibility from two or more streets and long distances.

## **CS2-D Height, Bulk, and Scale**

**CS2-D-1. Existing Development and Zoning:** Review the height, bulk, and scale of neighboring buildings as well as the scale of development anticipated by zoning for the area to determine an appropriate complement and/or transition.

**CS2-D-5. Respect for Adjacent Sites:** Respect adjacent properties with design and site planning to minimize disrupting the privacy of residents in adjacent buildings.

## **CS3 Architectural Context and Character: Contribute to the architectural character of the neighborhood.**

### **CS3-A Emphasizing Positive Neighborhood Attributes**

**CS3-A-2. Contemporary Design:** Explore how contemporary designs can contribute to the development of attractive new forms and architectural styles; as expressed through use of new materials or other means.

**CS3-A-4. Evolving Neighborhoods:** In neighborhoods where architectural character is evolving or otherwise in transition, explore ways for new development to establish a positive and desirable context for others to build upon in the future.

## **PUBLIC LIFE**

### **PL3 Street-Level Interaction: Encourage human interaction and activity at the street-level with clear connections to building entries and edges.**

#### **PL3-A Entries**

**PL3-A-1. Design Objectives:** Design primary entries to be obvious, identifiable, and distinctive with clear lines of sight and lobbies visually connected to the street.

**PL3-A-2. Common Entries:** Multi-story residential buildings need to provide privacy and security for residents but also be welcoming and identifiable to visitors.

#### **PL3-B Residential Edges**

**PL3-B-3. Buildings with Live/Work Uses:** Maintain active and transparent facades in the design of live/work residences. Design the first floor so it can be adapted to other commercial use as needed in the future.

## **DESIGN CONCEPT**

### **DC2 Architectural Concept: Develop an architectural concept that will result in a unified and functional design that fits well on the site and within its surroundings.**

#### **DC2-A Massing**

**DC2-A-2. Reducing Perceived Mass:** Use secondary architectural elements to reduce the perceived mass of larger projects.

## **DC2-B Architectural and Facade Composition**

**DC2-B-1. Façade Composition:** Design all building facades—including alleys and visible roofs— considering the composition and architectural expression of the building as a whole. Ensure that all facades are attractive and well-proportioned.

## **DC2-E Form and Function**

**DC2-E-1. Legibility and Flexibility:** Strive for a balance between building use legibility and flexibility. Design buildings such that their primary functions and uses can be readily determined from the exterior, making the building easy to access and understand. At the same time, design flexibility into the building so that it may remain useful over time even as specific programmatic needs evolve.

## **DC4 Exterior Elements and Finishes: Use appropriate and high quality elements and finishes for the building and its open spaces.**

### **DC4-A Exterior Elements and Finishes**

**DC4-A-1. Exterior Finish Materials:** Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.

**DC4-A-2. Climate Appropriateness:** Select durable and attractive materials that will age well in Seattle’s climate, taking special care to detail corners, edges, and transitions.

## **DEVELOPMENT STANDARD DEPARTURES**

The Board’s recommendation on the requested departure(s) will be based on the departure’s potential to help the project better meet these design guidelines priorities and achieve a better overall project design than could be achieved without the departure(s). The Board’s recommendation will be reserved until the final Board meeting.

At the time of the Early Design Guidance, the following departures were requested:

1. **Street Level Development Standards (SMC 23.47A.008.B.3):** The Code states that street-level non-residential uses shall extend an average depth of at least 30’ and a minimum depth of 15’ from the street-level street-facing façade. The applicant proposes that each of the structure’s ground-level live-work units facing both streets (Bridge Way North and Woodland Park Avenue North) have an average depth less than 30’ (25’ average) and a minimum depth less than 15’. The applicant explained that the proposal site’s topography, triangular shape greatly limits the depth in which could be achieved on a typical rectangular-shaped property.

The Board indicated early support for this departure. The Board understood that due to the site’s triangular shape, small size and existing sloping topography, compliance with this code requirement may alter the building’s architectural features that the Board was highly in favor of. The Board voiced that the reduction in the live-work units depth



resulting in the undulation of the massing, and ensemble of elements to create entry is a valuable contribution to the pedestrian public realm. (CS1.C, PL3.B.3, DC2.C, DC2.E.1)

2. **Structure Floor-To-Floor Height (SMC 23.47A.012.A.1):** The Code states the height of a structure may exceed the specified zone limit by up to 4' provided that the following conditions are met:
- a. Either;
    - i. A floor-to-floor height of 13' or more is provided for nonresidential uses at street level; or
    - ii. A residential use is located on a street-level, street-facing facade, and the first floor of the structure at or above grade is at least 4' above sidewalk grade; and
  - b. The additional height allowed for the structure will not allow an additional story beyond the number that could be built under the otherwise applicable height limit.

Due to the site's topography and triangular shape, the applicant requests to reduce the floor-to-floor height of the live-work spaces to 12' with the intent of providing more viable, accessible commercial spaces that could activate this corner lot.

The Board mentioned that this departure request, as presented, seems reasonable however, the Board recognized that they would need more definitive information about the proposal (floor layouts, definitive ceiling heights, technical input from applicant's civil engineer, DPD zoning reviewer) in order to provide relevant feedback at the EDG meeting. (PL3.B.3)

|                        |
|------------------------|
| <b>RECOMMENDATIONS</b> |
|------------------------|

**BOARD DIRECTION**

At the conclusion of the Early Design Guidance meeting, the Board recommended moving forward to MUP application.